

## Greenberry Street, St John's Wood NW8 £3,500,000 Subject to contract

We are delighted to offer this low-built, detached house, located only moments from St John's Wood High Street.

Arranged over two floors and offering circa 1936 sq ft ( 179.86 sq m ) this attractive property offers a double reception room leading to a private garden, studio/office, study and guest WC on the ground floor and 4 bedrooms, shower room and a family bathroom on the 1st floor.

Further benefitting from off-street parking and secluded, south-facing garden.

The house would benefit from modernisation and is ideal for someone looking to create a contemporary family home.

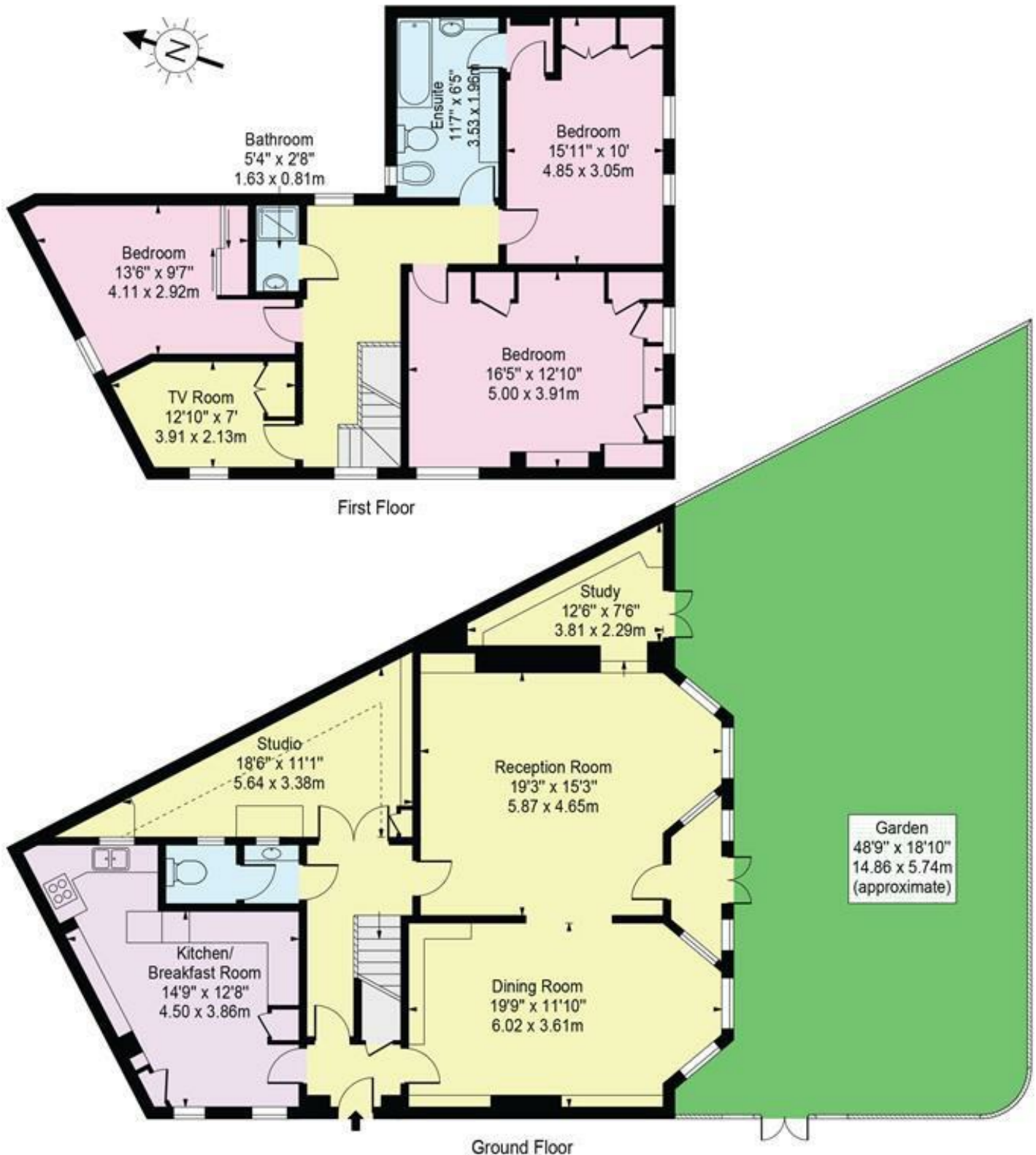
The property is very well located being only a moment's walk from St John's Wood High Street, Regents Park and within easy access to London's West End.







# The Cottage, Geenberry Street, NW8



**Approx. Total Internal Area 1936 Sq Ft - 179.86 Sq M**

(Including Restricted Height Area)

**Approx. Gross Internal Area 1863 Sq Ft - 173.08 Sq M**

(Excluding Restricted Height Area)

For Illustration Purposes Only - Not To Scale

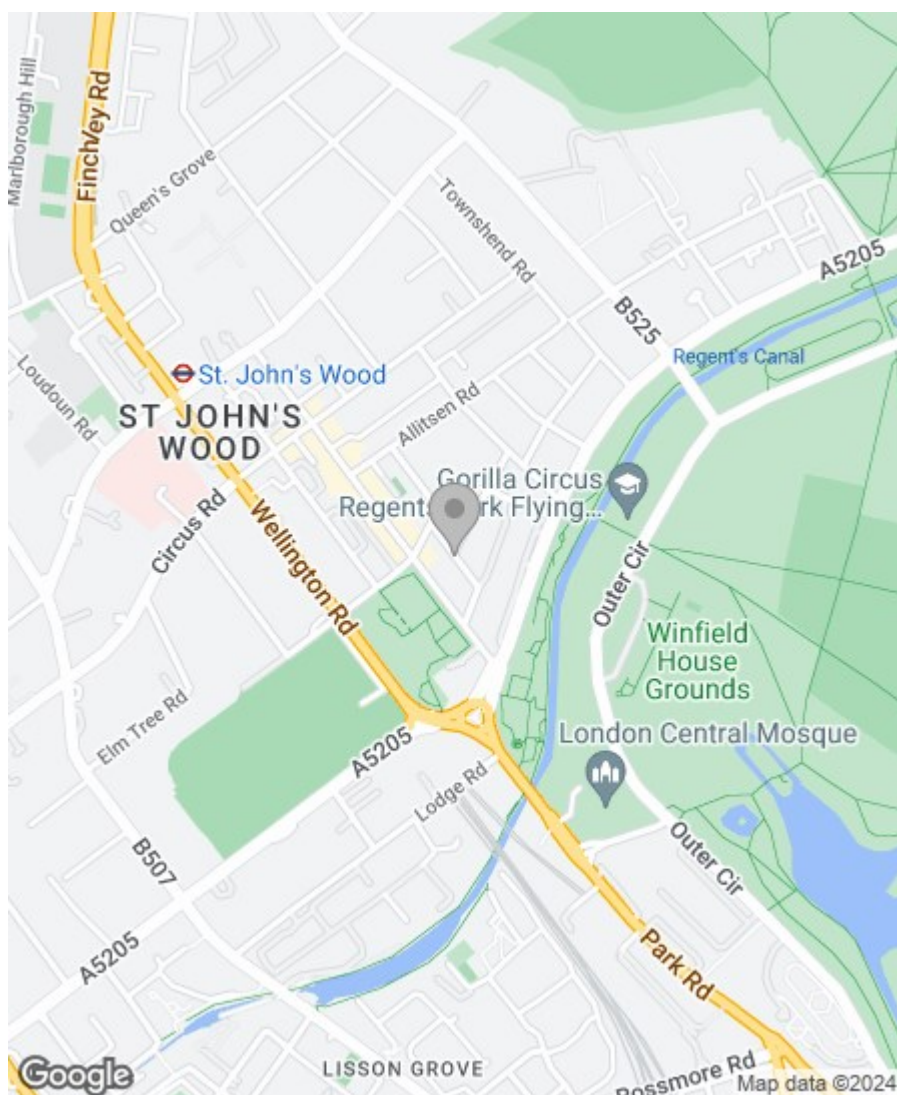
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Property Overview

Location	St John's Wood, NW8
Price	£3,500,000
Bedrooms	4
Bathrooms	1
Receptions	2
Tenure	Freehold
Council	
Tax Band	
Current Ground Rent	
Service Charge	
Term	

## Key Features

- Detached House
- Private Garden Garden
- Off Street Parking
- Double reception Room
- Study
- Studio Office
- Eat in Kitchen
- Superb Location
- Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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